

2004 Demographic Highlights

1. Wichita's 2005 population (January 1) is estimated at 359,665, an increase of 15,381 since 2000. Sedgwick County has experienced an increase of 18,870 since 2000, for a 2005 population of 471,739.
2. According to the Wichita Area Association of Realtors, there were 8,373 homes totaling over \$1 billion sold in Sedgwick County. This is up 49 percent from homes sold in 2003, and it is 14% higher than the five-year average.
3. The average price for homes sold in Sedgwick County in 2004 was approximately \$124,000. This is up 17% from 2003 figures.
4. Wichita's incorporated area grew to 154.6 square miles in 2004. All other cities in Sedgwick County grew to a total of 53.5 square miles

POPULATION TRENDS AND FORECASTS

Table 1 presents 2000 and 2003 Census numbers along with 2030 projections for all cities in Sedgwick County plus the city of Andover. The 2030 projections are from the 2005 Update of the Wichita-Sedgwick County Comprehensive Plan. The projections anticipate moderate growth for the County through the year 2030, with over half of the new growth occurring by 2015. Growth rates are also shown in Table 1 for the estimates and projections with 2000 Census numbers as the starting point.

Household size and owner occupancy data are obtained from 2000 Census figures for Wichita, each of the small cities, and the county, along with building permit data to calculate population growth. The majority of population growth in Sedgwick County has occurred in the urbanizing fringe portions of the county. As a result of this and resulting annexations, the unincorporated areas of the county continue to experience a net decline in population.

Wichita's population at the beginning of 2005 is estimated at 359,665 by the Metropolitan Area Planning Department. This is below the original MAPD 2003 estimate of 360,715, but reflects the use of the Census Bureau's July, 2003 estimate that incorporates other factors such as the downturn in employment over the past few years, causing some of Wichita's loss of population over time. Sedgwick County's population is estimated at 471,739 at the beginning of 2005. This is up very slightly from MAPD's 2003 estimate of 471,360 for much the same reasons.

Figure 1 illustrates the steady population growth trend of Wichita and Sedgwick County for the past six years.

For the near future, Wichita's predominantly east-west growth pattern is expected to continue. Western Wichita (northwest and southwest growth areas) is projected to experience a population increase of approximately 31,000 persons over the 25-year period of the Comprehensive Plan. This results in a possible need to develop about 8.4 square miles of undeveloped land into urban use if current development densities continue. In eastern Wichita (northeast and southeast Wichita growth areas), population is expected to increase by 20,000 persons, requiring approximately 5.4 square miles of land for urbanization in this area based on current development densities.

TABLE 1

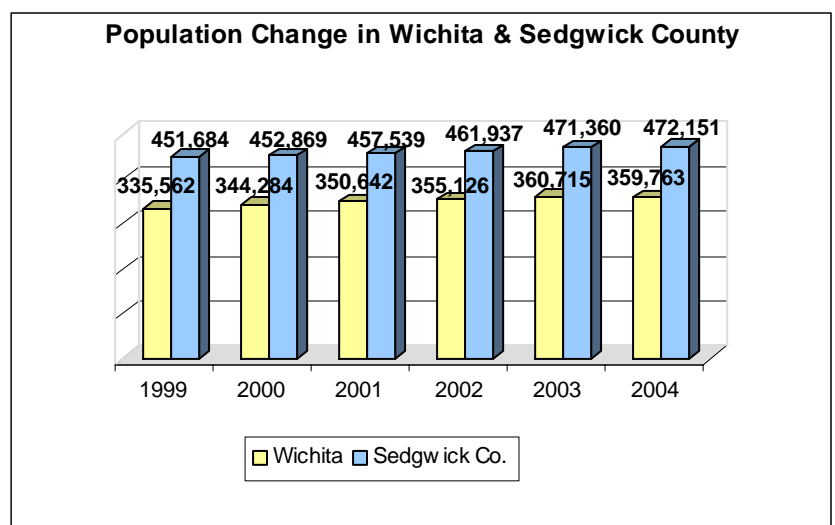
Sedgwick County Population Forecast

CITY	2000 Census Population	July 2003 Census Estimate	1.5 Yr. Annual Growth Rate (Census data)	2005 Population Estimate based on Building Permits	5 Yr. Annual Growth Rate (Permit Data)	Comprehensive Plan Population Projection for 2030	Projected 30 Yr. Annual Growth Rate
Andale	766	789	1.99%	829	1.60%	1,097	1.20%
Bel Aire	5,836	6,522	7.69%	6,630	2.58%	12,577	2.59%
Bentley	368	405	6.60%	446	3.90%	675	2.04%
Cheney	1,783	1,843	2.23%	1,882	1.09%	2,597	1.26%
Clearwater	2,178	2,202	0.73%	2,241	0.57%	3,514	1.61%
Colwich	1,229	1,278	2.64%	1,326	1.52%	1,839	1.35%
Derby	17,807	19,200	5.15%	20,574	2.93%	32,045	1.98%
Eastborough	826	810	-1.30%	809	-0.42%	904	0.30%
Garden Plain	797	807	0.83%	819	0.56%	976	0.68%
Goddard	2,037	2,932	27.48%	3,251	9.80%	5,274	3.22%
Haysville	8,502	9,545	8.02%	9,961	3.22%	16,412	2.22%
Kechi	1,038	1,174	8.55%	1,835	12.07%	2,499	2.97%
Maize	1,868	2,042	6.12%	2,368	4.86%	3,951	2.53%
Mount Hope	830	843	1.04%	853	0.54%	1,006	0.64%
Mulvane	4,154	4,490	5.32%	4,639	2.23%	6,533	1.52%
Park City	5,814	6,877	11.84%	7,334	4.75%	12,956	2.71%
Sedgwick	211	229	5.61%	229	1.65%	475	2.74%
Valley Center	4,883	5,167	3.84%	5,413	2.08%	9,114	2.10%
Viola	211	215	1.26%	215	0.38%	289	1.05%
Wichita	344,284	354,617	1.99%	359,665	0.88%	412,460	0.60%
Unincorp. Sedgwick Co.	47,447	40,909	-9.41%	40,420	-3.16%	39,840	-0.58%
Sedgwick Co. Totals	452,869	462,896	1.47%	471,739	0.82%	567,033	0.75%
Andover	6,698	8,222	14.64%	9,050	6.21%	15,600	

Demographics

While the fringe urbanized areas of Sedgwick County have been experiencing steady growth since 1990, the older central area of Wichita has not grown much. Based on data from the last decade and current trends and revitalization efforts called for in the Comprehensive Plan, it is estimated that central Wichita will gain 3,000 people between 2005 and 2030. However, there have been some recent proposed projects in the downtown and other central Wichita neighborhoods that may accelerate anticipated future growth rates.

Figure 1



RESIDENTIAL PROPERTY SALES

Table 2A shows total units sold during 2004 in nine zones in the Wichita area, as well as total units sold in Butler and Harvey Counties as reported by the Wichita Area Association of Realtors. The year 2004 saw the sale of 8,373 single-family homes and condominiums in Sedgwick County. This number is up by 28 percent over 2003. It is also above the five year average of 7,340 sales shown in **Table 2B**.

Demographics

Table 2A

2004 Sedgwick County Area Residential Sales

Zone	Total Sold	Average Price	Total Valuation	Percent of Homes Sold*
Zone 100	1,718	\$150,747	\$258,983,596	21%
Zone 200	762	\$70,912	\$54,034,616	9%
Zone 300	950	\$85,870	\$81,576,464	11%
Zone 400	1,934	\$168,986	\$326,817,986	23%
Zone 500	1,397	\$88,309	\$123,367,194	17%
Zone 600	442	\$108,651	\$48,023,886	5%
Zone 700	259	\$135,667	\$35,137,649	3%
Zone 800	241	\$118,082	\$28,457,773	3%
Zone 900	670	\$127,334	\$85,313,774	8%
Sedgwick County Total	8,373	\$124,413	\$1,041,712,938	100%
Butler County	1,107	\$107,784	\$144,427,497	--
Harvey County	466	\$85,498	\$47,370,612	--

Based on information from the Wichita Area Association of Realtors for the Period January 1, 2004 through December 31, 2004

*Percent of total sold for zones in Sedgwick County only.

Table 2B

1999-2003 Sedgwick County Area Average Residential sales

Zone	Average Sold	Average Price	5-Year Average Valuation	Percent of Homes Sold*
Zone 100	1,541	\$135,199	\$208,314,285	21%
Zone 200	634	\$62,658	\$39,712,506	9%
Zone 300	890	\$79,755	\$70,966,337	12%
Zone 400	1,646	\$148,707	\$244,771,571	22%
Zone 500	1,258	\$76,506	\$96,229,175	17%
Zone 600	402	\$95,945	\$38,569,896	5%
Zone 700	203	\$103,595	\$21,009,159	3%
Zone 800	163	\$103,008	\$16,769,655	2%
Zone 900	604	\$114,739	\$69,302,621	8%
Sedgwick County Total	7,340	\$109,764	\$805,645,205	100%
Butler County	833	\$107,886	\$89,826,163	
Harvey County	379	\$87,685	\$33,250,207	

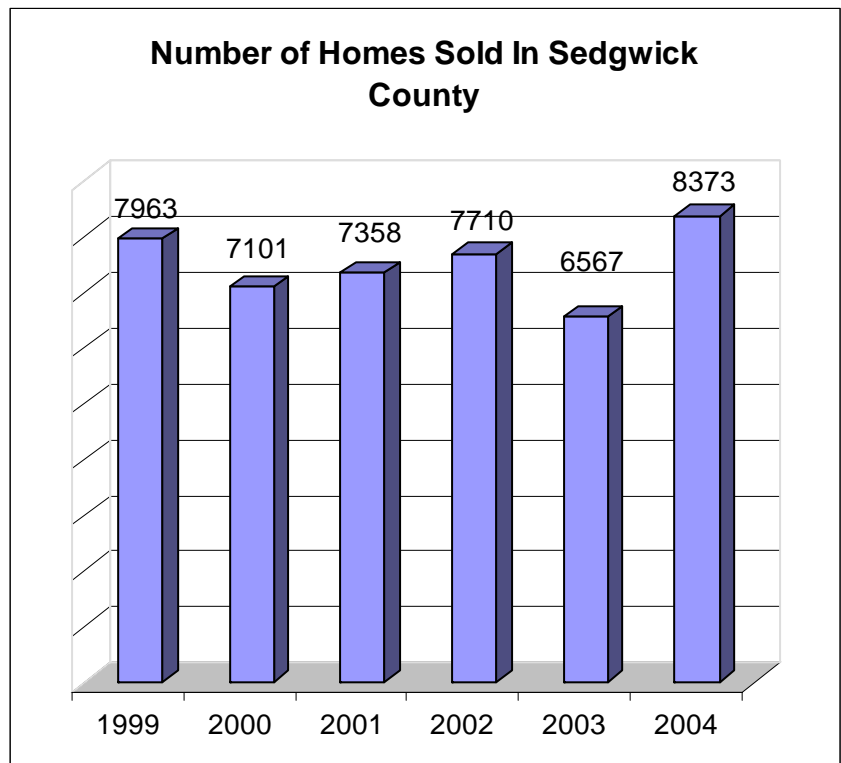
Based on information from the Wichita Area Association of Realtors for the Period January 1, 1999 through December 31, 2003

*Percent of total sold for zones in Sedgwick County only.

Demographics

Figure 2 illustrates the trend in home sales from 1999 to 2004. Tables 2A and 2B tables show total homes sold, average home prices and total valuations for the nine real estate zones in Sedgwick County illustrated in **Figure 3**.

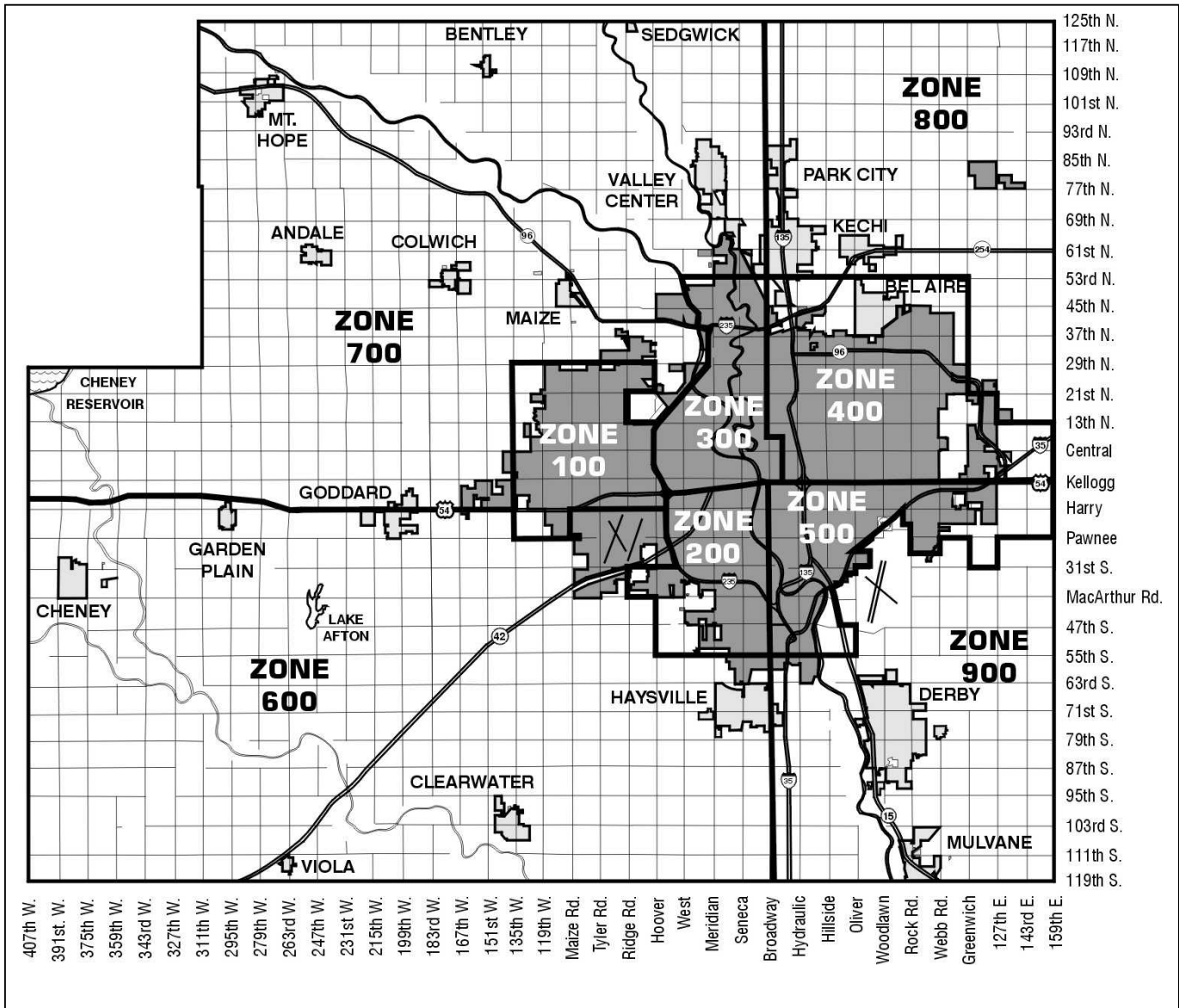
Figure 2



Demographics

Figure 3

Statistical Reporting Areas (Wichita Area Association of Realtors)



Demographics

ANNEXATIONS

As a result of subdivision and other development activity at the fringe of Wichita, the City of Wichita has tried to accommodate this growth and the subsequent provision of services through annexations. In the past year, Wichita has grown to 154.6 square miles with an average density of approximately 2,326 persons per square mile.

In 2004, Wichita annexed 614 acres or 0.96 square miles. The majority of these annexations are due to property owner requests associated with new development. In 2004, about 7 residents were added through annexation. This is down from the 10 residents added to Wichita's population by annexation in 2003.

Of Wichita's 2004 annexation cases, about 8 percent of the land annexed was already developed. The remaining 92 percent was developing or anticipated to develop in the near future.

Many of the small cities in Sedgwick County have also grown through annexation activity. Topping the list in acres annexed among the small cities are Kechi, Maize and Park City. **Table 3** shows annexation activity for each of the cities in Sedgwick County for 2004 along with total square miles for 2000 and 2004.

Annexations to each of the cities throughout Sedgwick County have occurred in several school districts and are an indicator of future enrollment patterns for them. School districts serving the cities in Sedgwick County along with current city limits are depicted in **Figure 4**.

Table 3

Annexation Activity in Sedgwick County Cities

CITY	2000 Total Square Miles	2004 Acres Annexed	2004 Total Square Miles
Andale	0.5	0.0	0.6
Bel Aire	2.2	0.0	6.5
Bentley	0.2	0.0	0.3
Cheney	1.4	0.0	1.7
Clearwater	1.1	38.4	1.4
Colwich	0.9	22.0	1.1
Derby	7.3	57.0	8.2
Eastborough	0.4	0.0	0.4
Garden Plain	0.4	0.0	0.6
Goddard	2.2	0.0	3.0
Haysville	3.4	0.0	4.3
Kechi	1.4	1887.5	5.4
Maize	0.9	509.8	4.2
Mount Hope	1.0	65.0	1.4
Mulvane	1.6	82.0	1.8
Park City	5.4	108.6	7.5
Sedgwick	0.2	0.0	0.2
Valley Center	3.2	0.0	4.8
Viola	0.2	0.0	0.2
Wichita	140.0	708.1	154.6

*Source: Sedgwick County Geographic Information Systems and Small City Survey

FIGURE 4

School Districts Serving Sedgwick County

